

# Eucalyptus Grove Homeowners Association

## Board of Directors Meeting

August 14, 2014 (6PM)

### Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

**Craig Nicholson, Board President**, called the meeting to order at 6:00 pm.

#### Board Members present:

Jaime Escobedo

Joe Mora

(Board Member Howard Lange absent)

Also in attendance:

Ms. Marianne Walther (unit 125) and her representative from Pathpoint,

Ms. Leyva (unit 369)

James Nguyen from Bartlein & Co., Inc.

Bill Bold (Scribe)

By appointment, the Board offered Ms. Cathy Leyva (unit 369) the **Board seat** (Secretary) recently vacated by Mary Scott. Ms. Leyva accepted the seat and the Board unanimously approved her assignment. This seat will expire in January, 2015.

Ms. Walther (unit 125) with her Pathpoint representative asked for an **additional handrail** for the exterior stairs or **stair-free-entry** leading to the entrance of unit 125. Due to Ms. Walther's disability and inability to use her left arm, she has a difficulty using the stairs without holding onto something. After discussion, the Board agreed the installation of an additional handrail should not exceed \$5,000, however no other action was approved at this time. James N. to seek bids and proceed. Board will view the staircase following tonight's meeting.

**Meeting Minutes:** The **July Board Meeting minutes** (7/10/14) were **approved** as presented.

#### Treasurer's Report:

	July 2014	YTD
Total Income	68,779.68	472,126.15
Operating Expenditures	22,712.94	212,139.60
Reserve Expenditures	0.00	6,500.00
Total Expenditures	22,712.94	218,639.60
Transfer to Reserve	(46,066.74)	(253,433.55)
Transfer from Reserve	0.00	64.00
Total in Savings	1,494,470.79	
Total Assets	1,531,998.01	

James N. reported Operating Expenses are approximately 7.5% below budget schedule. The July Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, plus three new trees planted at building 7630 (approved in July BOD Meeting), and building 7620 drip irrigation system installation in progress. Board **approved** bid from Action Tree Care for tree trimming (\$4,700).

## Old Business

- **Unit exterior address numbers:** James N. reported the bid from Affordable Painting for installation was increased to \$2,391, due to added prep required before numbers could be installed. Board unanimously **approved** new bid amount.
- **Resident Guidelines:** Board discussed, reviewed and will mail proposed guidelines for homeowners to review and comment. Board can consider owners feedback and revise Guidelines if needed.

No other Old Business

## New Business

- **Pool Security Patrol:** Board discussed and **approved** extending the current contract an additional month (through September, 2014).
- **Jacuzzi heater:** Board **approved** payment for new heater and installation (\$4,120).
- **Charcoal barbeques:** Homeowner (unit 215), Mr. Ashby requested the Board consider banning **charcoal barbeques** from the Grove as a nuisance. The Board discussed the issue and took no action, at this time.
- **Executive session summary from last month:** Foreclosure and litigation

No other new business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 7:11 pm.

The next Board meeting is scheduled for Thursday, September 11, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe